

Brook Avenue, Edgware, HA8 9XF



- 2 Bedrooms
- Open Plan Reception Room/ Kitchen
- Ensuite Bathroom
- Shower Room
- Double Glazing
- LED Lighting
- Private Garden
- Off Street Parking
- Chain Free

£389,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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These particulars are prepared with all due care attention for convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract



Entrance

Open Plan Reception Room/Kitchen (20' 0" x 15' 07") or (6.10m x 4.75m)

Bedroom 1 (13' 08" x 10' 02") or (4.17m x 3.10m)

En-Suite Bathroom

Bedroom 2 (13' 06" x 10' 06") or (4.11m x 3.20m)

Shower Room

EXTERIOR

Private Rear Garden

Off Street Parking

Tenure

We are informed that the tenure is Leasehold


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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